

OFFICE OF LEGISLATIVE RESEARCH
PUBLIC ACT SUMMARY



PA 14-96—sHB 5348 (VETOED)

Planning and Development Committee

**AN ACT CONCERNING THE CONSIDERATION OF PROPERTY
VALUES WHEN DETERMINING ELIGIBILITY FOR A CERTAIN
PROPERTY TAX RELIEF PROGRAM**

SUMMARY: The law provides a “circuit breaker” property tax credit for certain income-eligible homeowners who are seniors or have disabilities. This act allows municipalities to adopt an ordinance limiting the credit based on the value of the property for which the homeowner is seeking the credit. Under the act, the property’s value is determined according to its present true and actual value (i.e., full market value) on the municipality’s most recent grand list.

The circuit breaker program entitles senior or disabled homeowners to a property tax credit of up to \$1,250 for married couples and \$1,000 for single persons. An applicant must (1) be age 65 or older or disabled, have a spouse who is age 65 or older, or be at least age 50 and a surviving spouse of someone who at the time of his or her death was eligible for the program; (2) occupy the property as his or her home; and (3) have resided in Connecticut at least one year before applying for benefits. The income limit is adjusted annually. Qualifying 2014 income is \$41,600 for married couples and \$34,100 for single persons (CGS §§ 12-170aa(c)).

EFFECTIVE DATE: October 1, 2014, and applicable to assessment years starting on and after that date.

OLR Tracking: RP:LH:JKL:ro